

Planning and Zoning Board



Study Session Minutes

Held in the City of Mesa Council Chambers

Date: January 14, 2014 Time: 7:30 a.m.

MEMBERS PRESENT:

Randy Carter, Chair
Beth Coons, Vice-Chair
Lisa Hudson
Suzanne Johnson
Michael Clement

MEMBERS ABSENT:

Vince DiBella
Brad Arnett

STAFF PRESENT:

John Wesley
Kaelee Wilson
Lesley Davis
Angelica Guevara
Wahid Alam
Kim Steadman
Julia Kerran
Tom Ellsworth

OTHERS PRESENT:

Chair Carter declared a quorum present and the meeting was called to order at **7:33** a.m.

1. Review items on the agenda for the January 15, 2014 Planning & Zoning hearing.

1. **GPMInor14-001 (District 6)** 2836 South Signal Butte Road (west side). Located on the southwest corner of Signal Butte Road and Guadalupe Road. (12.5± acres.) Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use Designation from NC (8± acres) and MDR 4-6 (4± acres) to CC. This request will allow the development of a retail store and a fueling station.

Staff Planner: Kim Steadman

Staff Recommendation: Withdrawn

2. **GPMInor14-002 (District 1)** 3200 to 3300 blocks of East McKellips Road (north side) and the 2000 to 2100 blocks of North 32nd Street (east side). Located at the northeast corner of McKellips Road and 32nd Street. (37.07± acres.) Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use Designation from PSP to LDR1-2. This request will allow single-residence development.

Staff Planner: Jason Sanks

Staff Recommendation: Adoption

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2. General Plan Update – Chapters 4 & 5:

Staff member Tom Ellsworth gave a presentation and led a discussion on Chapters 4 & 5 of the General Plan. Vice Chair Beth Coons stated that she appreciated the work that had gone in to the document. Ms. Coons expressed her concerns with a few statements in these chapters. She stated that she was not sure that these particular statements were true. She also questioned why some of these statements were included in the General Plan. Ms. Coons state that Chapter 5 was a good report of where we are, but not where we want to be. Chair Cater stated that his concern with Mesa and the General plan is how we support the City of Mesa with jobs. Mr. Carter stated that job creation is good, however there is nowhere to shop and nowhere to go. Mr. Carter commented that there are many good things in the new General Plan, yet it does not provide a clear description of where we are going in the future.

3. Planning Director's Updates:

The introduction of the rezoning and site plan for the NWC of Signal Butte and Elliott to the City Council is on hold.

4. Other Business:

5. Minutes – submit any corrections, additions, deletions.

None.

The meeting adjourned at **8:31** a.m.

Respectfully submitted,

John Wesley, Secretary
Planning Director

***NOTE: Audio recordings of the Planning & Zoning Study Sessions are
available in the Planning Division Office for review.***